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This document is being re-recorded to add Exhibit A, Exhibit B,
and Exhibit C.

RESOLUTION NO. R-024- 070

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION VACATING CERTAIN ROADS IN MERIBEL VILLAGE FILING 1, LOCATED IN
SECTION 19, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY,
COLORADO**

WHEREAS, the Board of County Commissioners desires to vacate certain roads (Arnka Court, Blue Flax Drive, Harebell Circle, Harebell Drive, Senecio Drive, Verbena Drive, and portions of Gaillardia Road and Sinclair Boulevard) in Meribel Village Filing 1, located in Section 19, Township 9 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibits A, B, and C attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacation on June 11, 2024; and

WHEREAS, written notice of said hearing was mailed by first-class postage to each abutting landowner on April 18, 2024; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on April 18, 2024; and

WHEREAS, notice of said public hearing was posted on April 20, 2024; and

WHEREAS, the Douglas County Planning Commission recommended approval of the road vacation at its public hearing on May 6, 2024; and

WHEREAS, all required notices of said hearing were given as required by section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, the vacated roads are located entirely within the unincorporated area of Douglas County; and

WHEREAS, the vacated roads do not constitute the boundary line between two counties; and

WHEREAS, the vacated roads do not constitute the boundary of a city or town; and

WHEREAS, the vacation of certain roads in Meribel Village Filing 1, as depicted on Exhibits A, B, and C will not leave Lot 1, Block 18, Meribel Village Filing 1 without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of certain roads in Meribel Village Filing 1 are in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation Plan; and

WHEREAS, the vacation of a certain roads in Meribel Village Filing 1 will not adversely affect the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, Colorado, that:

- Certain roads in Meribel Village, located in Section 19, Township 9 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, are hereby vacated; and
- Pursuant to Section 43-2-302(1)(f), C.R.S., Phoenix Larkspur, LLC, and Kamil B. and Gloria. L Tazi shall take ownership of the portions of Sinclair Boulevard and Gaillardia Road as shown on Exhibits B and C; and
- Pursuant to Section 43-2-302(1)(f), C.R.S., ownership of Arnka Court, Harebell Drive, Verbena Drive, Senecio Drive, Harebell Circle, and Blue Fax Drive as shown on Exhibit A shall vest with Phoenix Larkspur, LLC, the owner of the adjacent lots; and;
- A 30-foot wide private access easement for Lot 1, Block 18 Meribel Village Filing 1 has been executed and is reserved within the vacated portion of Gaillardia Road.

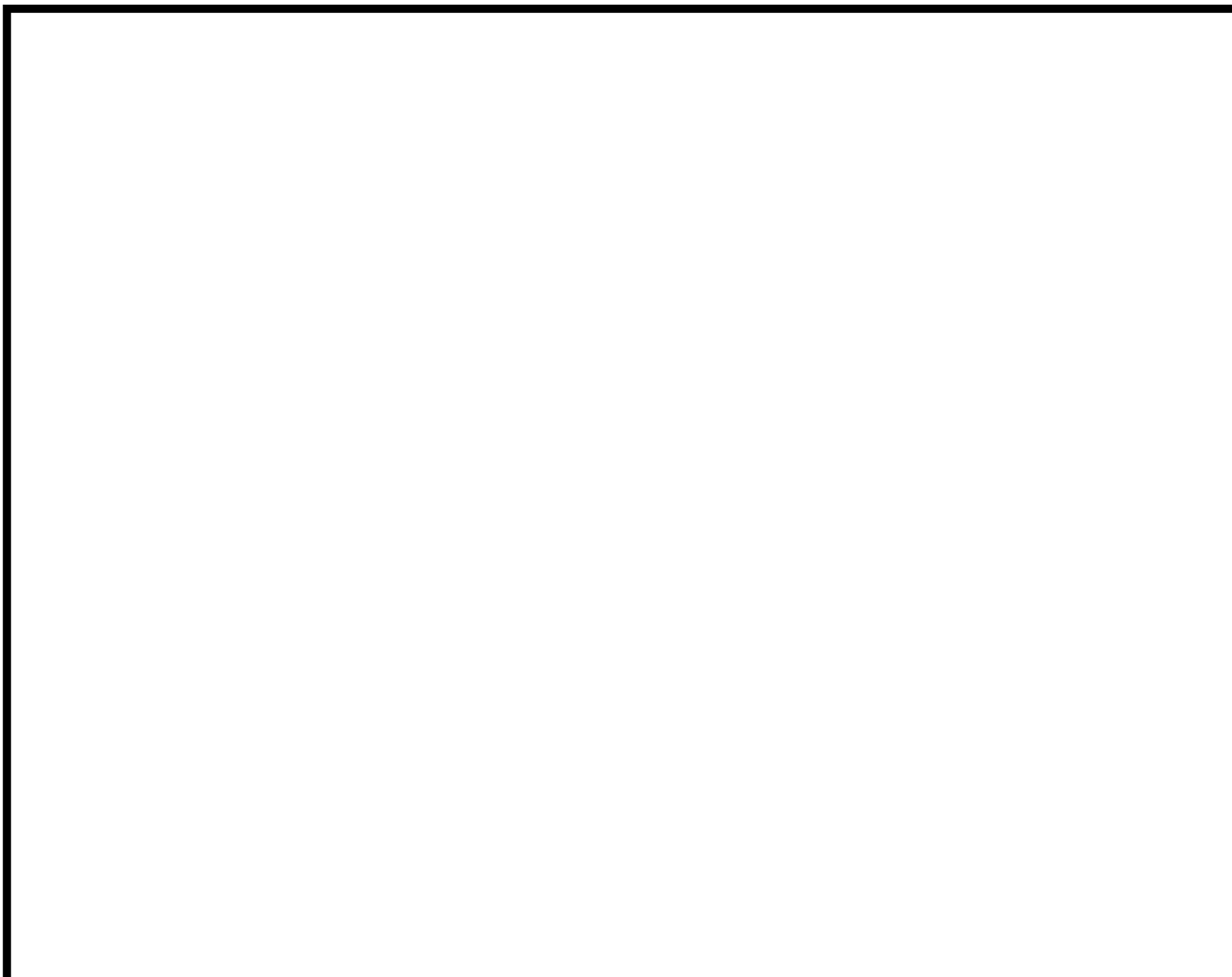
PASSED AND ADOPTED this 11th day of June, 2024, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

DocuSigned by:
Geo. P. Teal
By: _____
E5CD143924312405...
Geo. P. Teal, Chair

DocuSigned by:
Hayley Hall
ATTEST: _____
By: _____
166E3E33FE00249B
Hayley Hall, Deputy Clerk to the Board





LINE	BEARING	DISTANCE
L1	S 89°44'48" E	26.58
L2	S 89°44'48" E	77.67
L3	N 7°43'33" W	90.07
L4	N 16°03'24" W	74.76
L5	N 22°14'31" W	74.63
L6	N 28°35'05" W	74.67
L7	N 38°01'43" W	74.56
L8	N 45°04'16" W	74.24
L9	N 31°59'47" W	71.89
L10	N 19°24'44" W	72.92
L11	N 12°38'21" W	72.41
L12	N 0°10'18" W	73.08
L13	N 12°23'57" E	72.05
L14	N 29°29'48" E	72.23
L15	N 39°55'27" E	73.79
L16	N 47°54'45" E	71.64
L17	N 56°06'34" E	72.40
L18	N 53°43'22" E	74.56
L19	N 46°03'05" E	89.66
L20	N 35°31'27" E	60.97
L21	N 23°53'47" E	75.63
L22	N 14°54'27" E	74.71
L23	N 5°56'19" E	74.24
L24	N 2°19'13" W	74.78
L25	N 14°44'47" W	74.33
L26	N 24°21'33" W	74.11
L27	N 33°30'25" W	74.34
L28	N 33°03'48" W	73.51
L29	N 27°51'25" W	37.28
L30	N 27°51'25" W	34.62
L31	N 21°53'59" W	86.21
L32	N 66°19'37" E	40.42

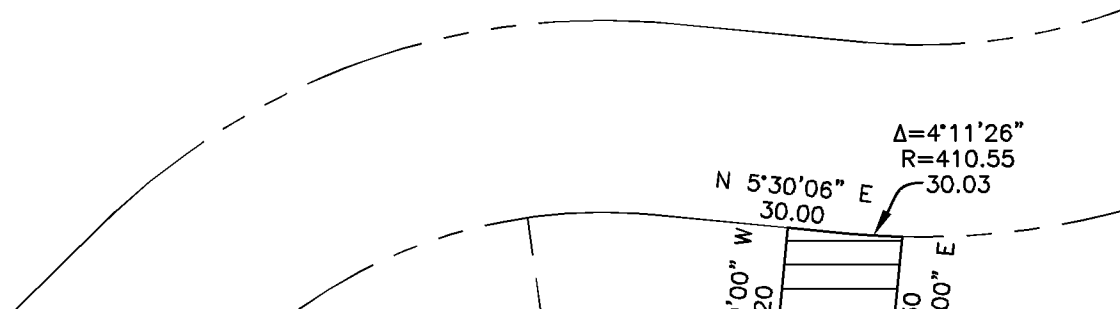


EXHIBIT B

Legal Description – Portion of vacated Gaillardia Road and Sinclair Boulevard to be granted to Phoenix Larkspur LLC

That portion of Gaillardia Road and Sinclair Boulevard platted in Meribel Village Filing No. 1, recorded under Reception Number 144862, Douglas County, Colorado described as follows:

Beginning at the intersection of the west line of said Gaillardia Road with the south line of the Southwest Quarter of Section 18, Township 9 South, Range 67 West of the 6th P.M.; thence along said south line South 89 degrees 44 minutes 48 seconds East 26.58 feet to the point of beginning;

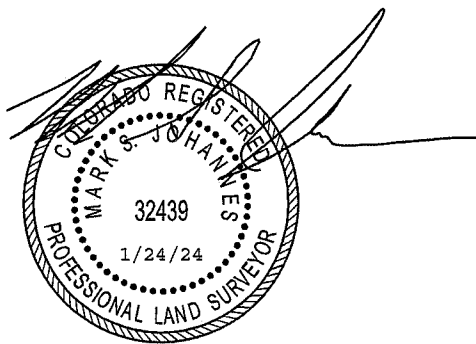
- 1) thence North 7 degrees 43 minutes 33 seconds West 90.07 feet;
- 2) thence North 16 degrees 03 minutes 24 seconds West 74.76 feet;
- 3) thence North 18 degrees 26 minutes 59 seconds West 148.59 feet;
- 4) thence North 22 degrees 14 minutes 31 seconds West 74.63 feet;
- 5) thence North 28 degrees 35 minutes 05 seconds West 74.67 feet;
- 6) thence North 38 degrees 01 minutes 43 seconds West 74.56 feet;
- 7) thence North 45 degrees 04 minutes 16 seconds West 74.24 feet;
- 8) thence North 45 degrees 42 minutes 03 seconds West 296.05 feet;
- 9) thence North 31 degrees 59 minutes 47 seconds West 71.89 feet;
- 10) thence North 19 degrees 24 minutes 44 seconds West 72.92 feet;
- 11) thence North 12 degrees 38 minutes 21 seconds West 72.41 feet;
- 12) thence North 0 degrees 10 minutes 18 seconds West 73.08 feet;
- 13) thence North 12 degrees 23 minutes 57 seconds East 72.05 feet;
- 14) thence North 29 degrees 29 minutes 48 seconds East 72.23 feet;
- 15) thence North 39 degrees 55 minutes 27 seconds East 73.79 feet;
- 16) thence North 47 degrees 54 minutes 45 seconds East 71.64 feet;
- 17) thence North 56 degrees 06 minutes 34 seconds East 72.40 feet;
- 18) thence North 60 degrees 45 minutes 06 seconds East 220.46 feet;
- 19) thence North 53 degrees 43 minutes 22 seconds East 74.56 feet;
- 20) thence North 46 degrees 03 minutes 05 seconds East 89.66 feet;
- 21) thence North 35 degrees 31 minutes 27 seconds East 60.97 feet;
- 22) thence North 23 degrees 53 minutes 47 seconds East 75.63 feet;
- 23) thence North 14 degrees 54 minutes 27 seconds East 74.71 feet;
- 24) thence North 5 degrees 56 minutes 19 seconds East 74.24 feet;
- 25) thence North 2 degrees 19 minutes 13 seconds West 74.78 feet;
- 26) thence North 14 degrees 44 minutes 47 seconds West 74.33 feet;
- 27) thence North 24 degrees 21 minutes 33 seconds West 74.11 feet;
- 28) thence North 33 degrees 30 minutes 25 seconds West 74.34 feet;
- 29) thence North 38 degrees 26 minutes 58 seconds West 295.75 feet;
- 30) thence North 33 degrees 03 minutes 48 seconds West 73.51 feet;
- 31) thence North 27 degrees 51 minutes 25 seconds West 37.28 feet;
- 32) thence North 27 degrees 51 minutes 25 seconds West 34.62 feet;
- 33) thence North 21 degrees 53 minutes 59 seconds West 86.21 feet;
- 34) thence North 66 degrees 13 minutes 53 seconds East 458.81 feet;

- 35) thence North 64 degrees 25 minutes 58 seconds East 295.14 feet;
- 36) thence along a non-tangential curve concave to the northeast, said curve having a central angle of 5 degrees 15 minutes 05 seconds, a radius of 1,296.63 feet, for an arc length of 118.84 feet, (the center of said curve bears North 59 degrees 45 minutes 04 seconds East) to the southerly line of said Sinclaire Boulevard;
- 37) thence along said south line, along a non-tangential curve concave to the northwest, said curve having a central angle of 9 degrees 12 minutes 15 seconds, a radius of 1,090.04 feet, for an arc length of 175.11 feet, (the center of said curve bears North 32 degrees 52 minutes 15 seconds West);
- 38) thence continuing along said southerly line South 66 degrees 20 minutes 00 seconds West 539.00 feet to the easterly line of said Gaillardia Road (the following eight courses are along said easterly line;
- 39) thence along a non-tangential curve concave to the northeast, said curve having a central angle of 18 degrees 50 minutes 00 seconds , a radius of 673.56 feet, for an arc length of 221.40 feet, (the center of said curve bears North 66 degrees 20 minutes 00 seconds East);
- 40) thence South 42 degrees 30 minutes 00 seconds East 130.00 feet;
- 41) thence along a tangential curve concave to the west said curve having a central angle of 103 degrees 00 minutes 00 seconds , a radius of 499.42 feet, for an arc length of 897.80 feet,
- 42) thence South 60 degrees 30 minutes 00 seconds West 252.00 feet;
- 43) thence along a tangential curve concave to the east said curve having a central angle of 108 degrees 20 minutes 00 seconds , a radius of 300.22 feet, for an arc length of 567.65 feet,
- 44) thence South 47 degrees 50 minutes 00 seconds East 222.00 feet;
- 45) thence along a tangential curve concave to the southwest, said curve having a central angle of 31 degrees 40 minutes 00 seconds , a radius of 755.22 feet, for an arc length of 417.40 feet,
- 46) thence South 16 degrees 10 minutes 00 seconds East 263.07 feet to said south line of the Southwest Quarter of Section 18;
- 47) thence along said south line North 89 degrees 44 minutes 48 seconds West 77.67 feet to the point of beginning.

Containing a calculated area of 264,474 square feet (6.0715 acres), more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.

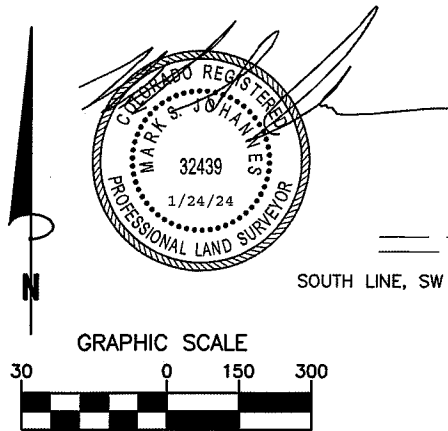


Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

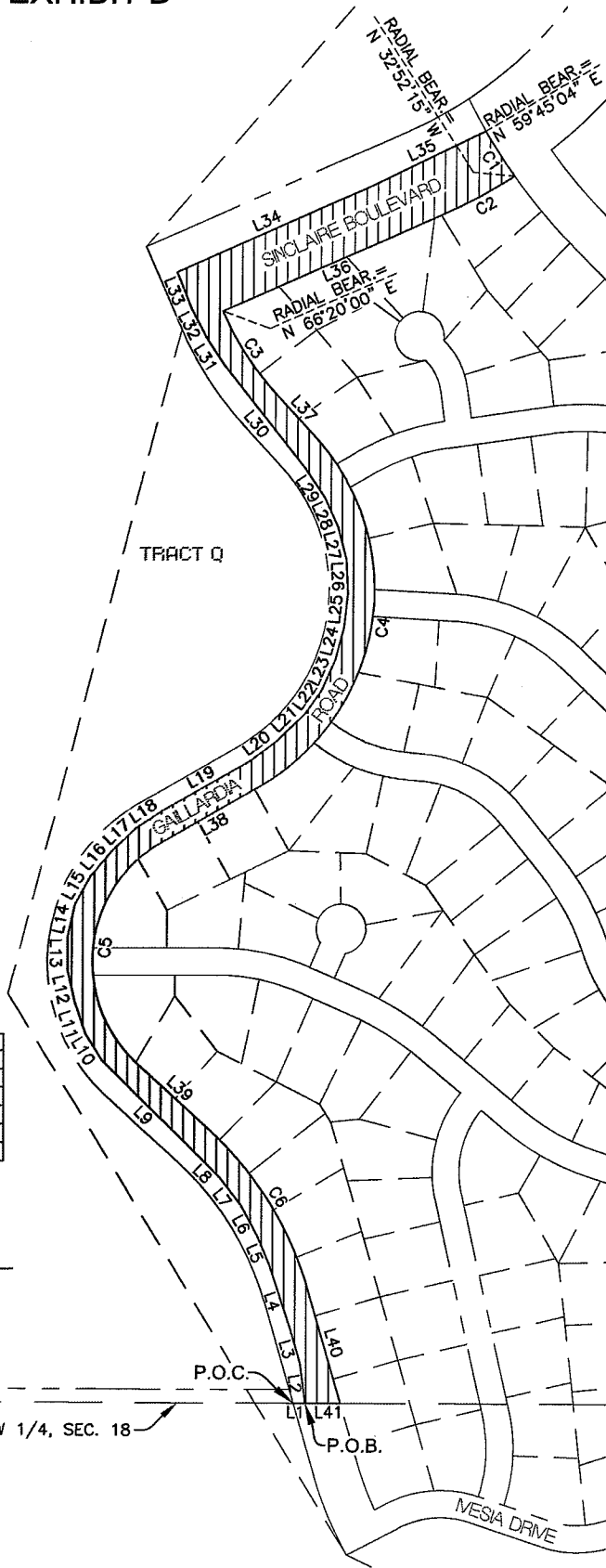
EXHIBIT B

LINE	BEARING	DISTANCE
L1	S 89°44'48" E	26.58
L2	N 7°43'33" W	90.07
L3	N 16°03'24" W	74.76
L4	N 18°26'59" W	148.59
L5	N 22°14'31" W	74.63
L6	N 28°35'05" W	74.67
L7	N 38°01'43" W	74.56
L8	N 45°04'16" W	74.24
L9	N 45°42'03" W	296.05
L10	N 31°59'47" W	71.89
L11	N 19°24'44" W	72.92
L12	N 12°38'21" W	72.41
L13	N 0°10'18" W	73.08
L14	N 12°23'57" E	72.05
L15	N 29°29'48" E	72.23
L16	N 39°55'27" E	73.79
L17	N 47°54'45" E	71.64
L18	N 56°06'34" E	72.40
L19	N 60°45'06" E	220.46
L20	N 53°43'22" E	74.56
L21	N 46°03'05" E	89.66
L22	N 35°31'27" E	60.97
L23	N 23°53'47" E	75.63
L24	N 14°54'27" E	74.71
L25	N 5°56'19" E	74.24
L26	N 2°19'13" W	74.78
L27	N 14°44'47" W	74.33
L28	N 24°21'33" W	74.11
L29	N 33°30'25" W	74.34
L30	N 38°26'58" W	295.75
L31	N 33°03'48" W	73.51
L32	N 27°51'25" W	71.90
L33	N 21°53'59" W	86.21
L34	N 66°13'53" E	458.81
L35	N 64°25'58" E	295.14
L36	S 66°20'00" W	539.00
L37	S 42°30'00" E	130.00
L38	S 60°30'00" W	252.00
L39	S 47°50'00" E	222.00
L40	S 16°10'00" E	263.07
L41	N 89°44'48" W	77.67

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	118.84	1296.63	5°15'05"
C2	175.11	1090.04	9°12'15"
C3	221.40	673.56	18°50'00"
C4	897.80	499.42	103°00'00"
C5	567.65	300.22	108°20'00"
C6	417.40	755.22	31°40'00"



(IN FEET)
1 inch = 300 ft.



NOTE:
This exhibit does not represent a monumented land survey
and is only intended to depict the attached legal description.

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT NO. 23031
DATE: JANUARY 24, 2024
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 1 OF 1

EXHIBIT C

Legal Description – Portion of vacated Gaillardia Road and Sinclair Boulevard to be granted to Tazi

That portion of Gaillardia Road and Sinclair Boulevard platted in Meribel Village Filing No. 1, recorded under Reception Number 144862, Douglas County, Colorado described as follows:

Beginning at the intersection of the west line of said Gaillardia Road with the south line of the Southwest Quarter of Section 18, Township 9 South, Range 67 West of the 6th P.M. (the following nine courses are along said west line and along the west line of said Sinclair Boulevard);

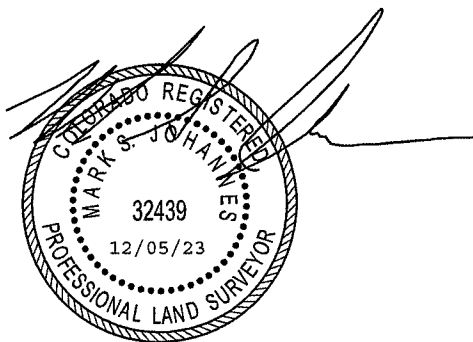
- 1) thence North 16 degrees 10 minutes 00 seconds West 233.60 feet;
- 2) thence along a tangential curve concave to the southwest, said curve having a central angle of 31 degrees 40 minutes 00 seconds , a radius of 655.22 feet, for an arc length of 362.13 feet,
- 3) thence North 47 degrees 50 minutes 00 seconds West 222.00 feet;
- 4) thence along a tangential curve concave to the east said curve having a central angle of 108 degrees 20 minutes 00 seconds , a radius of 400.22 feet, for an arc length of 756.73 feet,
- 5) thence North 60 degrees 30 minutes 00 seconds East 252.00 feet;
- 6) thence along a tangential curve concave to the west said curve having a central angle of 102 degrees 59 minutes 53 seconds , a radius of 399.43 feet, for an arc length of 718.03 feet,
- 7) thence North 42 degrees 30 minutes 00 seconds West 130.00 feet;
- 8) thence along a tangential curve concave to the northeast, said curve having a central angle of 18 degrees 50 minutes 01 seconds , a radius of 773.56 feet, for an arc length of 254.28 feet,
- 9) thence North 23 degrees 40 minutes 00 seconds West 200.00 feet to the north line of said Sinclair Boulevard (the following two courses are along the north line of said Sinclair Boulevard);
- 10) thence North 66 degrees 20 minutes 00 seconds East 638.99 feet;
- 11) thence along a tangential curve concave to the northwest, said curve having a central angle of 09 degrees 36 minutes 29 seconds , a radius of 890.04 feet, for an arc length of 149.25 feet,
- 12) thence along a compound curve to the northeast, said curve having a central angle of 03 degrees 36 minutes 02 seconds , a radius of 1,296.63 feet, for an arc length of 81.48 feet, (the center of said curve bears North 63 degrees 21 minutes 06 seconds East);
- 13) thence South 64 degrees 25 minutes 58 seconds West 295.14 feet;
- 14) thence South 66 degrees 13 minutes 53 seconds West 458.81 feet;
- 15) thence South 21 degrees 53 minutes 59 seconds East 86.21 feet;
- 16) thence South 27 degrees 51 minutes 25 seconds East 71.90 feet;
- 17) thence South 33 degrees 03 minutes 48 seconds East 73.51 feet;
- 18) thence South 38 degrees 26 minutes 58 seconds East 295.75 feet;
- 19) thence South 33 degrees 30 minutes 25 seconds East 74.34 feet;
- 20) thence South 24 degrees 21 minutes 33 seconds East 74.11 feet;
- 21) thence South 14 degrees 44 minutes 47 seconds East 74.33 feet;
- 22) thence South 02 degrees 19 minutes 13 seconds East 74.78 feet;
- 23) thence South 05 degrees 56 minutes 19 seconds West 74.24 feet;
- 24) thence South 14 degrees 54 minutes 27 seconds West 74.71 feet;
- 25) thence South 23 degrees 53 minutes 47 seconds West 75.63 feet;
- 26) thence South 35 degrees 31 minutes 27 seconds West 60.97 feet;
- 27) thence South 46 degrees 03 minutes 05 seconds West 89.66 feet;

- 28) thence South 53 degrees 43 minutes 22 seconds West 74.56 feet;
- 29) thence South 60 degrees 45 minutes 06 seconds West 220.46 feet;
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- 31) thence South 47 degrees 54 minutes 45 seconds West 71.64 feet;
- 32) thence South 39 degrees 55 minutes 27 seconds West 73.79 feet;
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- 35) thence South 00 degrees 10 minutes 18 seconds East 73.08 feet;
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- 42) thence South 28 degrees 35 minutes 05 seconds East 74.67 feet;
- 43) thence South 22 degrees 14 minutes 31 seconds East 74.63 feet;
- 44) thence South 18 degrees 26 minutes 59 seconds East 148.59 feet;
- 45) thence South 16 degrees 03 minutes 24 seconds East 74.76 feet;
- 46) thence South 07 degrees 43 minutes 33 seconds East 90.07 feet to the south line of said Southwest Quarter;
- 47) thence along said south line North 89 degrees 44 minutes 48 seconds West 26.58 feet to the point of beginning.

Containing a calculated area of 190,244 square feet (4.3674 acres), more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC